Urban Estate near Chandigarh for regulated growth of the area, based on a feeling that unless a new Urban Estate is developed, there is a threat of unregulated and unplanned growth in the periphery of Chandigarh. The New Urban Estate is planned to be developed in the Punjab territory. The details of the proposal are not available. 'Urban Development' being a State subject, the approval of Central Government for development of Urban Estate is not required.

(b) to (d) Since the details of the Urban Estate proposal are not available, it is not possible to comment whether the new development will grab most of cultivated agricultural land, the precise area to be eveloped, the number of people likely to be affected and whether a protest is being raised.

Cost of parks in Dwarka plan

2975. SHRI O. P. KOHLI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the cost of neighbourhood parks, sectoral roads etc in Phase-II Dwarka Plan has been included while determining the cost of acquisition of land for Phase-I land also;

(b) if so, the details thereof;

(c) the reasons for loading the cost of these facilities on the Phase-I beneficiaries when those beneficiaries are least expected to use these facilities in Phase-II; and

(d) the corrective steps taken in regard to the above?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P. K. THUNGON): (a) and (b) No, Sir. The cost of neighbourhood parks, sectoral roads etc. has not been included in the cost of land for Phase-I of the Dwarka Project. The cost of acquisition of land for the project as a whole was, however, loaded prorata on Phase-I and II as per the gross area of the projects under the respective phases. The cost of non-saleable land of either of the phases will be borne by the allottees of the respective phases only.

(c) and (d) Since Dwarka project is basically a composite project, the cost of acquisition of land of the project as a whole was proportionately taken into account for the Phase-I costing and therefore, there was no such over-loading. Both the phases have their independent areas earmarked for the various facilities and facilities earmarked in either of the phases will be enjoyed by the allottees of the respective phases.

Expenditure on master plan roads in Dwarka Plan

2976. SHRI O. P. KOHLI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether crores of rupees have been added in the development expenditure on master plan road etc. in Dwarka Plan;

(b) if so, the details thereof;

(c) whether the expenditure on roads is to come from the plan funds; and

(d) if so, the reasons for loading this expenditure on the Dwarka beneficiaries and the steps taken to take off that load?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P. K. THUNGON): (a) Out of the total discounted cost of the project i.e. Rs. 675 crores, only Rs. 50 crores have been added in the development expenditure on account of Master Plan roads and covering of Palam drains. At the initial stage of the project, some approach roads have to be constructed for carrying material to the